

LOCATION MAP 1" = 2000'

#### NOTES:

- 1) Zoned "A", Agricultural District.  
For single family dwelling:  
Minimum lot size = 40000 SF  
Front yard = 40 feet  
Side yard = 15 feet  
Rear yard = 50 feet
- 2) Lot 1 has existing on lot water and on lot septic.
- 3) SOIL TYPES:  
ThB - Thurmont gravelly loam, 3 to 8%.  
TrB - Trego gravelly loam, 3 to 8%.
- 4) All corners are set iron pins (SIP) unless otherwise noted.
- 5) BRL denotes building restriction line.
- 6) Contours are based on field observation.
- 7) Easements of 10 feet on the front and 8 feet on the side and rear lot lines shall be granted for drainage and public utilities.
- 8) There are no slopes over 25% on Lot 1.
- 9) There are no slopes over 15% on Lot 1 that have soils with a K factor of 0.35 or greater.
- 10) There are no floodplains or habitat of threatened or endangered species identified by the U.S. Fish and Wildlife Service per 50CFR17 as required to be shown by section 314 for Final Plats of the Subdivision Ordinance and section 4.21 of the Zoning Ordinance, located on Lot 1.
- 11) A stream buffer, 48 feet wide, is hereby established on Lot 1 and the remaining lands. Stream buffers are shown hatched on this plan.
- 12) Lot 1 is not within the Edgemont or Smithsburg reservoir watershed, the Upper Beaver Creek Basin or the Beaver Creek Trout Hatchery.
- 13) Lot 1 is more than 1000 feet from the Appalachian Trail.
- 14) The address shown for Lot 1 is based on the driveway location as shown on this plat. If a driveway is constructed at a different location, the address for that lot will be void, and the owner/developer of the lot must reapply to the Washington County Planning Commission for a new address assignment.
- 15) Lot 1 is currently sharing an existing driveway entrance onto Edgemont Road with neighbors.
- 16) Total upstream drainage area affecting this subdivision is 85 acres.
- 17) Accessory structures are permitted in accordance with sections 4.10 and 23.5(B) but shall not be placed prior to the principal structure first being constructed on the property.
- 18) 25 feet from the centerline of Edgemont Road is hereby dedicated for future road widening.
- 19) There will be no construction, buildings or driveways allowed within and 10 feet outside of the reserved septic areas.
20. The address shown for Lot 1 & 2 is based on the driveway location as shown on this plat. If a driveway is constructed at a different location, the address for that lot will be void, and the owner/developer of the lot must reapply to the Washington County Planning Commission for a new address assignment.

SURVEY & PLAT BY:  
R. LEE ROYER & ASSOCIATES  
1800 EAST MAIN STREET  
WAYNESBORO, PA. 17268  
717-762-5619  
717-762-8211 FAX

OWNER: OLIVER & FLORA BELLE COOL  
CLARENCE & BARBARA COOL  
14419 EDMONT ROAD  
SMITHSBURG, MD. 21783

DEVELOPER: TIM DOREEN  
9710 MT. TABOR ROAD  
MIDDLETOWN, MD 21769  
301-524-7561

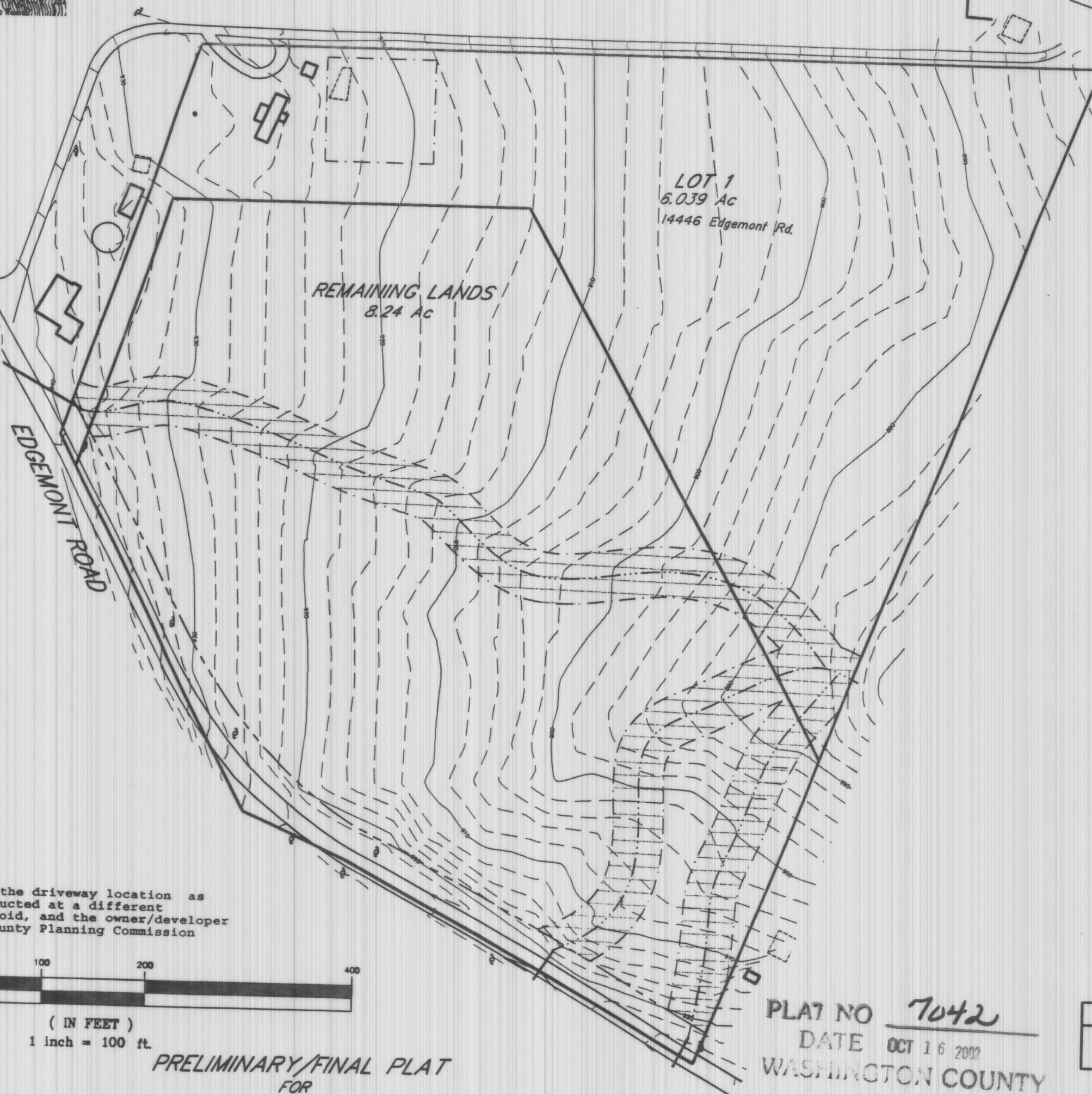
#### SURVEYOR'S CERTIFICATE

I hereby certify that the plan shown hereon is correct, that it is a subdivision of the lands conveyed by Oliver S. Flora and Clarence S. Cool by deed dated Jan. 5, 1986 and recorded in Liber 801, Folio 444 of record in Washington County and that stones marked thus: and/or bars, marked thus: have been placed as indicated.

R. Lee Royer Signature R. Lee Royer  
Land Surveyor  
Md. Registration Number 163

Seal  
Date 9/4/02

DEED NORTH  
L.801 F. 444



( IN FEET )  
1 inch = 100 ft.

PRELIMINARY/FINAL PLAT  
FOR

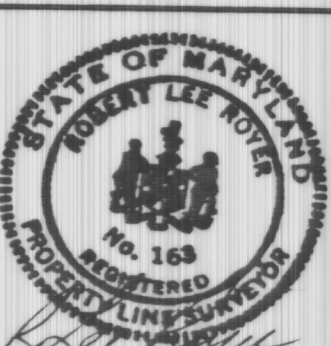
OLIVER & FLORA BELLE COOL  
CLARENCE & BARBARA COOL  
SITUE IN  
ELECTION DISTRICT 14  
WASHINGTON COUNTY  
MARYLAND

Deed Ref:  
L.801 F.444  
Parcel 3  
Tax Map: 13  
Parcel 63  
Grid: 23  
Minimum building  
restriction lines  
(BRL)  
Front - 40  
Rear - 50  
Side - 15



R. LEE ROYER & ASSOCIATES  
SURVEYING  
PENNSYLVANIA - MARYLAND  
1800 EAST MAIN ST.  
WAYNESBORO, PA 17268  
717-762-5619  
717-762-5619

Area  
6.039 Ac  
Scale  
1" = 100'  
Date  
12 AUG 02  
Drawn  
WCE  
Checked  
TCK  
File  
5390



I (we), Clarence & Barbara Cool, the Owner(s) of the real property located at 14446 Edgemont Rd. Smithsburg, Md. and described in the above referenced deed(s) hereby declare my (our) intention to invoke the real estate transfer exemption for the above property, in accordance with the provisions of the Washington County Forest Conservation Program and COMAR 08.19.01.04, for a period of at least five (5) consecutive full taxable years following this date.

This declaration grants an exemption for a real estate transfer to provide a security, leasehold or other legal or equitable interest, including a transfer of title, of a portion of a lot or parcel based on the Washington County Forest Conservation Program. If the Owner makes application for an activity regulated under the Forest Conservation Program, clears more than 40,000 square feet of forest, or violates the requirements of a previous Forest Conservation Plan on all or part of the parcel within the five (5) year period, Washington County may require the Owner to meet the forest conservation threshold established in the Forest Conservation Program and COMAR 08.19.03, and may also assess a noncompliance fee for forested areas cut in violation of this exemption.

I (we) declare, under the penalties of law, that this declaration, including any accompanying forms and statements, has been examined by me (us) and the belief, is true, correct and complete.

Signature(s) Clarence Cool Date 9-4-02  
Clarence Cool  
(Printed Name)  
Barbara Cool Date 9-4-02  
Barbara Cool  
(Printed Name)

#### DEDICATION FOR INDIVIDUALS:

I/We do hereby certify, for ourselves and our personal representatives, heirs and assigns, that I/We are the legal and true owner(s) of the property shown and described on this plat and that I/We hereby adopt the plan of subdivision shown hereon, hereby establish the minimum building restriction lines shown hereon, hereby dedicate to public use all utility and drainage easement areas and all alley, street and road rights of way designated on this plat, hereby agree to keep open all spaces and recreation areas shown hereon and hereby agree that said dedications shall not impose any responsibility on the Board of County Commissioners of Washington County regarding the subjects of such dedications until legal acceptance thereof by said Board, and I/We hereby reserve the fee simple title to said easements, rights of way, open spaces and recreation areas and with regard to said easements and rights of way, here by agree to convey the same to said Board, for the use of said Washington County, without consideration, upon the legal acceptance of said easements and or rights of way by said Board.

This deed and agreement of dedication shall be binding upon my/our grantees, assigns, successors, heirs and personal representatives.

WITNESS our hands and seals this 4th day of September, 2002

Clarence Cool  
Barbara Cool  
(Seal)

Jim Kiel  
WITNESS

There are no suits, actions at law, leases, liens, mortgages, trusts easements or rights of ways affecting the property included in this Plan of Subdivision except the following:  
N/A

and all parties having an interest therein have hereunto affixed their signatures, indicating their assent to this plan of subdivision.  
I/We do here by assent to this Plan Of Subdivision  
WITNESS our hands and seals this        day of       , 20      

WITNESS

#### CERTIFICATE FOR LENDING INSTITUTION

We hereby assent to this plan of subdivision  
N/A seal  
seal

#### INTERIM FACILITIES PROVISION CERTIFICATE

In compliance with COMAR 26.03.01.05.B. (1) and (2), the individual water supply and/or sewer system is hereby permitted on a temporary interim basis. Future lot owners are advised that the individual systems serving the lot indicated on this plat are of a temporary interim nature and that connection to a future community system shall be made within one (1) year or less after the system becomes available.

#### STORM WATER NOTE

Storm water management will be required and must be approved by the Washington County Engineering Department prior to approval of building and entrance permits

Washington County Engineering Department review fees will be determined and due prior to the approval of building and entrance permits.

#### Final Approval Granted

Date 10-04-02  
Washington County Planning Commission  
By Robert C. Curb

LOT AREA TABLE				
LOT #	ACRES	SQ. FEET	NET ACRES	NET SQ. FEET
1	6.0391	263065	5.888	256483

SHEET 1 of 2

76158

MSA CSU 2193-131-1